

EXHIBIT O

Gifts Solicited and Received			
Event Date	Event/Gift	Cost to Owners	Supporting Documentation Pages
December 29, 2015 – January 2, 2016	4-night, New Year's Eve stay at the Roosevelt New Orleans	\$1,000+	2-9
May 28, 2016	4 tickets to Beyoncé Concert at Soldier Field	\$1628	10-14
June 3, 2017	4 tickets to U2 at Soldier Field	\$1,136	15-22
July 27, 2017	4 tickets to Kendrick Lamar	\$1,650	20, 23-27
August 11, 2018	4 tickets to Beyoncé and Jay-Z's On the Run II tour	\$1,416	28-34
January 2 – January 6, 2019	2 Room, 4-night, New Year's Eve stay at the Roosevelt New Orleans	Obtained lower rate for Boyers	35-42

Short Message Report

Conversations: 1	Participants: 2
Total Messages: 8	Date Range: 12/9/2015


Outline of Conversations



CHAT - 00127 - 2015/12/09 • 8 messages on 12/9/2015 • Qualizza Redacted

• Zack Boyers

Messages in chronological order (times are shown in GMT -06:00)

 **CHAT - 00127 - 2015/12/09**

ZB Zack Boyers Redacted 12/9/2015, 8:59 AM
Working on it, I should be back to you later today. Also, my wife and I may head down to New Orleans over New Year's for a few nights. Any possibility there's availability at the Roosevelt?

ZB Zack Boyers Redacted 8:59 AM
12/29-1/2

ZB Zack Boyers Redacted 9:00 AM
Or 12/0-1/2

Q Qualizza Redacted 9:00 AM
I will check right now

ZB Zack Boyers Redacted 9:00 AM
12/30

ZB Zack Boyers Redacted 11:41 AM
No sweat if this is an issue at all, btw.

Q Qualizza Redacted 11:42 AM
It's not

Q Qualizza Redacted 5:46 PM
Well of course the Roosevelt is sold out but for you I do.... I can get you a suite from the 12/30-1/2 if that works?

Short Message Report

Conversations: 1	Participants: 2
Total Messages: 3	Date Range: 12/10/2015 - 12/11/2015

Outline of Conversations



CHAT - 00127 - 2015/12/11 • 3 messages between 12/10/2015 - 12/11/2015 • Qualizza
Redacted • Zack Boyers Redacted

Messages in chronological order (times are shown in GMT -06:00)



CHAT - 00127 - 2015/12/11

ZB	Zack Boyers Redacted	12/10/2015, 11:11 PM
	Hmmm. To be continued. Any ideas for a nice New Year's Eve somewhere?	
Q	Qualizza Redacted	12/11/2015, 8:54 AM
	Like what were you thinking?	
Q	Qualizza Redacted	8:54 AM
	I am sure the Roosevelt will be hosting a fancy party of some kind	

From: Neil Freeman <nfreeman@ariescapital.com>
Sent: Wednesday, December 16, 2015 10:45 AM CST
To: Michael Qualizza <q@urbandevfund.com>
Subject: FW: Zachary Boyers Reservation

Hi Mike. Zach is all set. I used my credit card for the 4 nights. I will get back to you re Domenica reservation on NYE.

Neil D. Freeman

Chairman & CEO - Aries Capital, LLC
216 W Ohio Street, Floor 5
Chicago, IL 60654
312.640.7420 ph. / Redacted
nfreeman@ariescapital.com



From: Christina Vasquez
Sent: Wednesday, December 16, 2015 10:26 AM
To: Christopher Galvin <Christopher.Galvin@waldorfastoria.com>
Cc: Neil Freeman <nfreeman@ariescapital.com>
Subject: RE: Zachary Boyers Reservation

This is correct. Thanks much Chris.

Christina L. Vasquez

Vice President, Operations
Aries Capital, LLC
216 W. Ohio St., Floor 5, Chicago, IL 60654
312-640-7421 phone / Redacted mobile
cvasquez@ariescapital.com / www.AriesCapital.com



From: Christopher Galvin [<mailto:Christopher.Galvin@waldorfastoria.com>]
Sent: Wednesday, December 16, 2015 10:11 AM
To: Christina Vasquez <cvasquez@ariescapital.com>
Subject: RE: Zachary Boyers Reservation

Good Morning Christina.

The reservation for Mr. Zach Boyer is all set. Please confirmed that the MC ending in 7340 will be used for Room and Tax for Mr. Boyers' 4 night stay (Conf #3217456985).

Thank you.

Christopher Galvin
Revenue Analyst
The Roosevelt New Orleans, A Waldorf Astoria Hotel



130 Roosevelt Way | New Orleans, LA 70112
P: (504) 335-3134 | F: (504) 569-1938
christopher.galvin@waldorfastoria.com



2015 *Travel and Leisure*, 500 Best Hotels in the World
2015 *U.S. News and World Report*, Best New Orleans Hotels
2015 *TripAdvisor*: Certificate of Excellence Hall of Fame
2015 *Hilton Worldwide Corporation*, Excellence in Quality Award
2014 *Conde Nast Traveler Readers' Choice Awards*, Top 5 Hotels in New Orleans



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From: Christina Vasquez [<mailto:cvasquez@ariescapital.com>]
Sent: Wednesday, December 16, 2015 10:00 AM
To: Christopher Galvin
Subject: FW: Zachary Boyers Reservation

Good morning Chris,

I just left a voicemail on your office line. Feel free to call me at Redacted when your available and I'll provide you with the credit card info.

Kind regards,

Christina L. Vasquez
Vice President, Operations
Aries Capital, LLC
216 W. Ohio St., Floor 5, Chicago, IL 60654
312-640-7421 phone Redacted mobile
cvasquez@ariescapital.com / www.AriesCapital.com



From: Greg Lombardi [<mailto:Greg.Lombardi@waldorfastoria.com>]
Sent: Tuesday, December 15, 2015 5:27 PM
To: Christina Vasquez <cvasquez@ariescapital.com>
Cc: Christopher Galvin <Christopher.Galvin@waldorfastoria.com>
Subject: RE: Zachary Boyers Reservation

Hi Christina,

I apologize for not getting back to you sooner today I have been away from my desk for most of the day. I am out of the office tomorrow but you can call Christopher Galvin who is copied on this email with the credit card information. He can be reached at Redacted. He can also call you if that is easier.

Thank you,

Greg

From: Christina Vasquez [<mailto:cvasquez@ariescapital.com>]
Sent: Tuesday, December 15, 2015 4:09 PM
To: Tod Chambers
Cc: Greg Lombardi
Subject: Re: Zachary Boyers Reservation

Sure. I can give him a call tomorrow morning if that's easier.

On Dec 15, 2015, at 4:03 PM, Tod Chambers <Tod.Chambers@Hilton.com> wrote:

Can Greg call someone on the phone to get the information?

Tod

Tod Chambers | General Manager
The Roosevelt New Orleans, A Waldorf Astoria Hotel
<image001.jpg>
130 Roosevelt Way | New Orleans, LA 70112
P. (504) 335-3033 | F. (504) 569-1938 | E. Tod.Chambers@WaldorfAstoria.com

<image002.jpg>

<image003.jpg><image004.jpg>

<image005.jpg>



"Top Rated U.S. Hotels of 2013" by [Hotel.com](https://www.hotel.com)
"Best Hotel in New Orleans" *Conde Nast Traveler* Readers' Choice Awards
"Connie Award" Hilton's Most Prestigious Award
"Hotel of the Year" Hilton Worldwide Corporation

From: Christina Vasquez [<mailto:cvasquez@ariescapital.com>]
Sent: Tuesday, December 15, 2015 3:58 PM
To: Tod Chambers
Subject: FW: Zachary Boyers Reservation

Hi Tod,
Can you assist with below please?

Many thanks,

Christina L. Vasquez
Vice President, Operations
Aries Capital, LLC
216 W. Ohio St., Floor 5, Chicago, IL 60654
312-640-7421 phone / **Redacted** mobile
cvasquez@ariescapital.com / www.AriesCapital.com
<image007.jpg>

From: Christina Vasquez
Sent: Tuesday, December 15, 2015 11:13 AM
To: 'Greg Lombardi' <Greg.Lombardi@waldorfastoria.com>
Subject: FW: Zachary Boyers Reservation

Hi Greg,

Can we get a credit card authorization form sent over. Mr. Freeman & Mr. Qualizza would like to cover the cost of Mr. Boyer's stay.

Thank you kindly,

Christina L. Vasquez
Vice President, Operations
Aries Capital, LLC
216 W. Ohio St., Floor 5, Chicago, IL 60654
312-640-7421 phone / **Redacted** mobile
cvasquez@ariescapital.com / www.AriesCapital.com
<image007.jpg>

From: Tod Chambers [<mailto:Tod.Chambers@Hilton.com>]
Sent: Tuesday, December 15, 2015 9:08 AM
To: Christina Vasquez <cvasquez@ariescapital.com>
Subject: FW: Zachary Boyers Reservation

all set

Tod Chambers | General Manager
The Roosevelt New Orleans, A Waldorf Astoria Hotel
<image001.jpg>
130 Roosevelt Way | New Orleans, LA 70112
P. (504) 335-3033 | F. (504) 569-1938 | E. Tod.Chambers@WaldorfAstoria.com

<image002.jpg>

<image003.jpg><image004.jpg>

<image005.jpg>



"Top Rated U.S. Hotels of 2013" by [Hotel.com](https://www.hotel.com)
"Best Hotel in New Orleans" *Conde Nast Traveler* Readers' Choice Awards
"Connie Award" Hilton's Most Prestigious Award
"Hotel of the Year" Hilton Worldwide Corporation

From: Greg Lombardi
Sent: Monday, December 14, 2015 5:59 PM
To: Tod Chambers
Subject: RE: Zachary Boyers Reservation


Yes he is all set under confirmation number 3217456985.

From: Tod Chambers
Sent: Monday, December 14, 2015 5:03 PM
To: Greg Lombardi
Subject: FW: Zachary Boyers Reservation

we did this correct?

Tod Chambers | General Manager
The Roosevelt New Orleans, A Waldorf Astoria Hotel
<image001.jpg>
130 Roosevelt Way | New Orleans, LA 70112
P. (504) 335-3033 | F. (504) 569-1938 | E. Tod.Chambers@WaldorfAstoria.com

<image002.jpg>

<image003.jpg><image004.jpg> “Top Rated U.S. Hotels of 2013” by Hotel.com
“Best Hotel in New Orleans” *Conde Nast Traveler* Readers’ Choice Awards
<image005.jpg>  “Connie Award” Hilton’s Most Prestigious Award
“Hotel of the Year” Hilton Worldwide Corporation

From: Christina Vasquez [<mailto:cvasquez@ariescapital.com>]
Sent: Monday, December 14, 2015 2:26 PM
To: Tod Chambers
Subject: Zachary Boyers Reservation

Hi Tod,

Neil asked that I follow up with you to see if you were able to secure a room for Zachary Boyers. The dates were from 12/29 to 1/2.

Please advise.

Many thanks,


Christina L. Vasquez
Vice President, Operations
Aries Capital, LLC
216 W. Ohio St., Floor 5, Chicago, IL 60654
312-640-7421 phone / **Redacted** mobile
cvasquez@ariescapital.com / www.AriesCapital.com
<image007.jpg>

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Short Message Report

Conversations: 1	Participants: 2
Total Messages: 16	Date Range: 5/19/2016 - 5/20/2016

Outline of Conversations

 **CHAT - 00127 - 2016/05/20** • 16 messages between 5/19/2016 - 5/20/2016 • Qualizza <+17739601181>
• Zack Boyers <+13145919303>

Messages in chronological order (times are shown in GMT -05:00)

 **CHAT - 00127 - 2016/05/20**

ZB Zack Boyers Redacted 5/19/2016, 8:46 PM
You good?

Long shot and NOT a giant deal, but is there any way to score tix to Beyoncé at soldier field next Friday/Saturday (5/27 or 28) for my kid + 1-3 others? I realize this is a ridiculous ask, so PLEASE don't sweat this one. Just don't know how possible it is.

Q Qualizza Redacted 8:48 PM
Let me inquire.....get back to you ASAP

Q Qualizza Redacted 5/20/2016, 8:45 AM
Tickets for Cecilia? I need a address

ZB Zack Boyers Redacted 8:46 AM
Yes for her. In Hyde park. Need specific address?

Q Qualizza Redacted 8:46 AM
Yes.... Need to send her the tickets

ZB Zack Boyers Redacted 8:46 AM
You got them? I'll get you address shortly

Q Qualizza Redacted 8:47 AM
For u I do

Q Qualizza Redacted 8:47 AM
4 tickets for Saturday night

ZB Zack Boyers Redacted 10:25 AM
You're a prince! 5/28, right?


Cecilia Boyers
5454 s Ellis apt 2
Chicago, IL 60615

Q Qualizza Redacted 10:26 AM
K

Q Qualizza Redacted 10:26 AM
Let me confirm and get back to u

Q Qualizza Redacted 10:39 AM
Yes 5/28 tickets will go UPS to her.... Have fun!!!

ZB Zack Boyers Redacted 10:39 AM
Wow. She's going to flip.

Q Qualizza Redacted 11:15 AM


ZB Zack Boyers Redacted 1:22 PM
She flipped. All CAPS CRAZY

Q

Qualizza Redacted

1:34 PM


😊 they great seats too

Short Message Report

Conversations: 1	Participants: 2
Total Messages: 7	Date Range: 5/28/2016

Outline of Conversations



CHAT - 00058 - 2016/05/28 • 7 messages on 5/28/2016 • Cecilia <+> • Zack Boyers
Redacted

Messages in chronological order (times are shown in GMT -05:00)



CHAT - 00058 - 2016/05/28

ZB Zack Boyers Redacted 5/28/2016, 1:06 PM
Hi! How's it going?

C Cecilia <[REDACTED]> 1:07 PM
Good! Ellie and Natalie are gonna get here soon--SO EXCITED FOR TONIGHT???

ZB Zack Boyers Redacted 1:07 PM
That's so awesome! Where are your seats?

ZB Zack Boyers Redacted 1:08 PM
Q said they were good.

C Cecilia <[REDACTED]> 1:10 PM
Yeah I think they're really close!!

C Cecilia <[REDACTED]> 1:10 PM
So so so so excited

ZB Zack Boyers Redacted 2:06 PM
Nice! Think Ricky is ready for Natalie?

Attachment: BOZA000004191 (69 KB)

Short Message Report

Conversations: 1	Participants: 2
Total Messages: 5	Date Range: 3/3/2017


Outline of Conversations



CHAT - 00079 - 2017/03/03 • 5 messages on 3/3/2017 • Bill Bayer Redacted

• Zack Boyers

Messages in chronological order (times are shown in GMT -06:00)

 **CHAT - 00079 - 2017/03/03**

ZB Zack Boyers Redacted 3/3/2017, 10:54 AM
Hey, while I'm thinking about it, should we try for one of our NYC hook ups for tickets to something while there in April?

BB Bill Bayer Redacted 11:58 AM
We can. What event are you thinking? Broadway? Could maybe check in with Aon. If we do reach out to Aon, I will likely set a meeting. I have not looked up other events yet other than when the Cardinals are visiting Yankee stadium which ironically is Fri., Sat., and Sun. - the weekend just before we get there which is crazy. Missed it by a few days. In similar note, the weekend of the U2 concert in Chicago - June 3 - at Soldier Field is the same weekend the Cards play at Wrigley. For me it doesn't get any better than that combo. Better Get that hotel loan to Q done:)

ZB Zack Boyers Redacted 1:31 PM
Ok. Need to figure June out. But first, NYC: Hamilton? Jimmy Fallon?

BB Bill Bayer Redacted 4:09 PM
Hamilton seems like a big ask. I think the way Jimmy Fallon works it would take a big chunk of our day. I know Teresa would like it but need to determine if worth it. Will talk to Teresa and do some research this weekend.

ZB Zack Boyers Redacted 5:28 PM
Cool. Probably right in both counts I will look around too.

Short Message Report

Conversations: 1	Participants: 2
Total Messages: 5	Date Range: 3/18/2017

Outline of Conversations



CHAT - 00127 - 2017/03/18 • 5 messages on 3/18/2017 • Qualizza Redacted

• Zack Boyers

Messages in chronological order (times are shown in GMT -05:00)



CHAT - 00127 - 2017/03/18

ZB Zack Boyers Redacted 3/18/2017, 2:21 PM
Seems like things are moving.
Unrelated, Am I confirmed for 4 for u2 in Chicago June 4?

Q Qualizza Redacted 2:23 PM
Yes

Q Qualizza Redacted 2:24 PM
Those 2 things have nada to do with each other...

ZB Zack Boyers Redacted 2:24 PM
I know!

Q Qualizza Redacted 2:24 PM
☹️

Short Message Report


Conversations: 1	Participants: 2
Total Messages: 7	Date Range: 5/14/2017 - 5/15/2017

Outline of Conversations



CHAT - 00127 - 2017/05/15 • 7 messages between 5/14/2017 - 5/15/2017 • Qualizza Redacted
Zack Boyers Redacted

Messages in chronological order (times are shown in GMT -05:00)

 **CHAT - 00127 - 2017/05/15**

ZB Zack Boyers Redacted 5/14/2017, 9:40 PM
Happy Mother's Day to your better half! Two things: U2 tix-- how to acquire? And do you have any hookup for united center events? Zero pressure. Asking.

Q Qualizza Redacted 5/15/2017, 8:31 AM
She says thanks.....I will email the U2 tickets. What event you looking for at UC?

ZB Zack Boyers Redacted 8:32 AM
Kendrick Lamar

ZB Zack Boyers Redacted 8:32 AM
July 27

Q Qualizza Redacted 8:45 AM
How many tickets?

ZB Zack Boyers Redacted 8:46 AM
4, but not if you have to buy them

Q Qualizza Redacted 8:52 AM
Working on it

Message

From: Michael Qualizza [q@urbandevfund.com]
Sent: 6/3/2017 4:08:25 PM
To: Zack M Boyers [zachary.boyers@usbank.com]
Subject: Fwd: IMPORTANT NOTICE for U2 at Soldier Field tonight, June 3 2017 7:00pm.
Attachments: winmail.dat; ATT00001.htm

Begin forwarded message:

From: Kimberly Qualizza <kqualizza@gmail.com>
Date: June 3, 2017 at 4:55:34 PM EDT
To: ICE <mqualizza@yahoo.com>
Subject: Fwd: IMPORTANT NOTICE for U2 at Soldier Field tonight, June 3 2017 7:00pm.

Kimie Qualizza
Kqualizza@gmail.com
773-368-5060

Begin forwarded message:

From: <eventchange@ticketmaster.com>
Date: June 3, 2017 at 2:51:05 PM EDT
To: <eventchange@ticketmaster.com>
Subject: IMPORTANT NOTICE for U2 at Soldier Field tonight, June 3 2017 7:00pm.

Attention Fans!

This message is being sent on behalf of Soldier Field in regards to your upcoming event.

U2
Soldier Field
Saturday, June 3rd at 7PM

We want to ensure you have a great time at U2 tonight and are clear about how to best get IN! Here are some notes....

If you purchased General Admission Floor 'paperless' tickets, you must enter at the South end of Soldier Field at Gate Zero.
Just show the credit card used for purchase and a photo ID at the entrance, receive your Field Access wristband, and you're IN!

If you purchased the Red Zone package please proceed to Will Call to pick up your tickets and entrance instructions.

If you purchased tickets for the Main seating area, you can enter through any of the other stadium gates, but not Gate Zero. This includes reserved

seating 'paperless' tickets.

With Paperless Tickets (credit card entry), please be sure to bring the credit card used to purchase and go directly to your entry gate. If you purchased tickets for friends, you must all enter together as tickets cannot be transferred to other credit cards. If you have both Field GA and Reserved Seats on the same credit card, please go directly to the nearest Box Office Resolution windows located on the north and south ends of the stadium with your credit card and picture ID.

Have Fun!

Ticketmaster fan Support.

Message

From: Michael Qualizza [q@urbandevfund.com]
Sent: 6/28/2017 12:00:35 PM
To: Zack M Boyers [zachary.boyers@usbank.com]
Subject: KL Tics
Attachments: 214554837.pdf; ATT00001.txt

Have fun,

Q

This is your ticket.

Present this entire page at the event.

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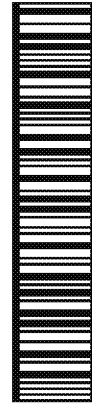
ISSUED TO

SECTION SEC3 ROW 8 SEAT 11

ORDER NUMBER 50-41768 CH1

UC0727E SEC3 8 11 W 129.50
 .97CCTX ENTER GATE 2
 19.50 TDE /LIVE NATION PRESENTS
 SEC3 KENDRICK LAMAR
 ZIP 5X THE DAMN. TOUR
 8 11 UNITED CENTER
 5771306 1901 W MADISON/CHICAGO
 W25APR7 THU JUL 27 2017 7:30 PM

EUC0727E
 AM
 CN 45958
 SEC3
 1AMXC
 8
 129.50
 11



4408 5415 5633 8607

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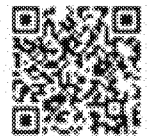
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Holder consents to the use without additional authorization or compensation of his/her image, likeness, actions and/or statements incidental to any live or recorded photographic, audio or video displays, broadcasts or other transmissions, exhibitions, publications or reproductions made of or at the Event. This ticket may not be used for advertising, promotion, contests, sweepstakes or other commercial purpose without express written consent. Any non-editorial or commercial use of any term or league mark is prohibited without express written approval.

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EUC0727E Section: SEC3 Row: 8 Seat: 11



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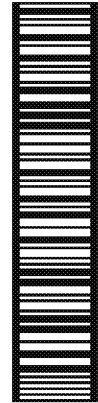
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EUC0727E
 AM
 CN 46982
 SEC3
 1AMXC
 8
 129.50
 13



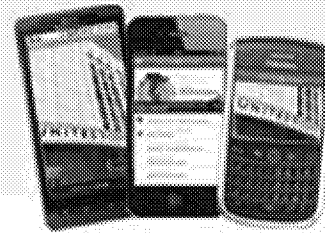
7768 6196 8873 3555

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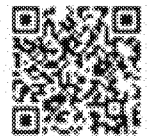
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EUC0727E Section: SEC3 Row: 8 Seat: 13



7768 6196 8873 3555



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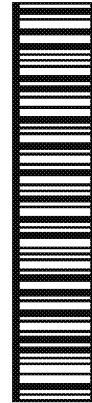
ISSUED TO

SECTION SEC3 ROW 8 SEAT 12

ORDER NUMBER 50-41768 CH1

UC0727E SEC3 8 12 W 129.50
 .97CCTX ENTER GATE 2
 19.50 TDE /LIVE NATION PRESENTS
 SEC3 KENDRICK LAMAR
 ZIP 5X THE DAMN. TOUR
 8 12 UNITED CENTER
 5771306 1901 W MADISON/CHICAGO
 W25APR7 THU JUL 27 2017 7:30 PM

EUC0727E
 AM
 CN 13702
 SEC3
 1AMXC
 8
 129.50
 12



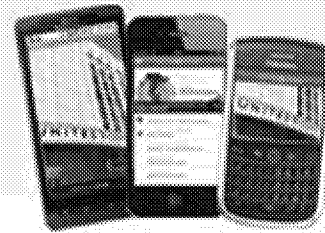
1389 3598 8422 0800

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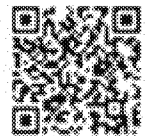
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EUC0727E Section: SEC3 Row: 8 Seat: 12



1389 3598 8422 0800



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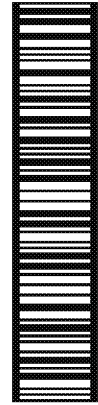
ISSUED TO

SECTION SEC3 ROW 8 SEAT 14

ORDER NUMBER 50-41768 CH1

UC0727E SEC3 8 14 W 129.50
 .97CCTX ENTER GATE 2
 19.50 TDE /LIVE NATION PRESENTS
 SEC3 KENDRICK LAMAR
 ZIP 5X THE DAMN. TOUR
 8 14 UNITED CENTER
 5771306 1901 W MADISON/CHICAGO
 W25APR7 THU JUL 27 2017 7:30 PM

EUC0727E
 AM
 CN 14726
 SEC3
 1AMXC
 8
 129.50
 14



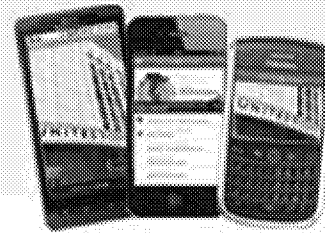
9147 7372 4344 2770

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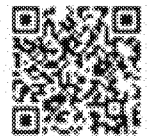
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EUC0727E Section: SEC3 Row: 8 Seat: 14



9147 7372 4344 2770



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Message

From: Boyers, Zachary M [/O=USBANK/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=A7137A08E3EA48F4BB9906C32C54129F-ZMBOYER]
Sent: 3/22/2018 9:40:10 AM
To: Zachary Boyers [zackboyers@sbcglobal.net]
Subject: Fwd: [EXTERNAL] OTR II
Attachments: image001.png; OTR2 Aug11 Tickets.pdf

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From: Michael Qualizza <q@urbandevfund.com>
Sent: Thursday, March 22, 2018 7:52 AM
Subject: [EXTERNAL] OTR II
To: Boyers, Zack M <zachary.boyers@usbank.com>

Tickets

Michael Qualizza
Urban Development Fund, LLC
Q@urbandevfund.com
847.943.9389 Direct
312.896.9568 Fax

www.urbandevfund.com



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SECTION SEC A1 ROW 18 SEAT 17

ORDER NUMBER 26-33919 CH1

SF0811 SEC A1 18 17 M 354.00
 .71CCTX FLOOR SEATING
 19.00
 SEC A1 JAY-Z AND BEYONCE
 ZIP 55X OTR II
 18 17 SOLDIER FIELD-CHICAGO, IL
 4630849 RAIN OR SHINE
 M22MAR8 SAT AUG 11 2018 7:30PM

ESF0811
 MC
 CN 25978
 SEC A1
 CITPR
 18
 354.00
 17



5314 6976 2447 6541

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ESF0811 Section: SEC A1 Row: 18 Seat: 17



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SECTION SEC A1 ROW 18 SEAT 18

ORDER NUMBER 26-33919 CH1

SF0811 SEC A1 18 18 M 354.00
 .71CCTX FLOOR SEATING
 19.00
 SEC A1 JAY-Z AND BEYONCE
 ZIP 55X OTR II
 18 18 SOLDIER FIELD-CHICAGO, IL
 4630849 RAIN OR SHINE
 M22MAR8 SAT AUG 11 2018 7:30PM

ESF0811
 MC
 CN 58234
 SEC A1
 CITPR
 18
 354.00
 18



9902 3969 7852 9739

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ESF0811 Section: SEC A1 Row: 18 Seat: 18



9902 3969 7852 9739

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SF0811 SEC A1 18 19 M 354.00
 .71CCTX FLOOR SEATING
 19.00
 SEC A1 JAY-Z AND BEYONCE
 ZIP 55X OTR II
 18 19 SOLDIER FIELD-CHICAGO, IL
 4630849 RAIN OR SHINE
 M22MAR8 SAT AUG 11 2018 7:30PM

ESF0811
 MC
 CN 24954
 SEC A1
 CITPR
 18
 354.00
 19



4973 5533 4152 9654

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ESF0811 Section: SEC A1 Row: 18 Seat: 19



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SF0811 SEC A1 18 20 M 354.00
 .71CCTX FLOOR SEATING
 19.00
 SEC A1 JAY-Z AND BEYONCE
 ZIP 55X OTR II
 18 20 SOLDIER FIELD-CHICAGO, IL
 4630849 RAIN OR SHINE
 M22MAR8 SAT AUG 11 2018 7:30PM

ESF0811
 MC
 CN 57210
 SEC A1
 CITPR
 18
 354.00
 20



5522 1992 8445 8479

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5522 1992 8445 8479

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Message

From: Michael Qualizza [q@urbandevfund.com]
Sent: 8/11/2018 3:14:57 PM
To: Boyers, Zachary M [zachary.boyers@usbank.com]
Subject: [EXTERNAL] Fwd: IMPORTANT ALERT: Jay-Z & Beyonce - OTR II Update

EXTERNAL email. Use caution when opening attachments or links from unknown senders.

Begin forwarded message:

From: "Ticketmaster Fan Support" <Notification@email.Ticketmaster.com>
Date: August 11, 2018 at 2:11:41 PM MDT
To: <MQUALIZZA@YAHOO.COM>
Subject: IMPORTANT ALERT: Jay-Z & Beyonce - OTR II Update
Reply-To: "Ticketmaster Fan Support" <reply-fec815727c60017f-21_HTML-123557571-7222895-15@email.ticketmaster.com>

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Attention Fan!

This message is being sent on behalf of Soldier Field regarding your upcoming event.

Jay-Z & Beyonce - OTR II Update
Soldier Field
Saturday, August 11th @ 7:30pm

Opening Times:

Parking Lots Open @ 3:30pm
Gates Open @ 5:30pm
Concert Starts @ 7:30pm

Opening Acts:

Chloe X Halle
DJ Khaled

Tickets & Will Call:

Tickets can be purchased **[HERE](#)** or at the box office located outside Gate 10.

Food & Beverage:

Miller Lite Beer Garden (outside Gates 3 & 5) opens at 5pm.

The Midway (behind sections 136/138) & The United Club (behind sections 112 & 106) are open to all fans during the event.

Bag Policy:

Approved bags are limited to:

- Bags that are clear plastic and do not exceed 12"x6"x12"
- One-gallon clear plastic freezer bags (Ziploc bag or similar)
- Small clutch bags, maximum size of 4.5"x6.5", with or without a handle or strap, may be carried into the stadium along with one of the clear bag options.

Prohibited Items:

Alcoholic beverages & alcohol, bags/purses (see bag policy), balloons and beach balls, cans, bottles or other beverage containers, cameras with lenses longer than 3 inches, confetti, coolers, drones/unmanned aircraft systems, fireworks, smoke bombs, ice chests, illegal drugs, laser pens and pointers, noise-making devices (i.e. horns, whistles, etc), poles to display banners or flags, seat cushions with zippers, selfie sticks, smokeless cigarettes/e-cigarettes, strollers, umbrellas, video or movie cameras, weapons of any kind, any other items deemed to be dangerous or inappropriate.

Questions? Please reply to this email, or get answers right now.

Thanks for being a fan!
Ticketmaster Fan Support

Ticketmaster, Attn: Fan Support, 1000 Corporate Landing, Charleston, WV 25311

[Ticketmaster](#) | [Terms Of Use](#) | [Privacy](#) | [International](#)

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Message

From: Michael Qualizza [q@urbandevfund.com]
Sent: 11/16/2018 3:21:13 PM
To: Boyers, Zachary M [zachary.boyers@usbank.com]
Subject: [EXTERNAL] RE: Hey!

EXTERNAL email. Use caution when opening attachments or links from unknown senders.

I am on it.....

I will let know when I am in STL next.

Q

From: Boyers, Zack M <zachary.boyers@usbank.com>
Sent: Thursday, November 15, 2018 10:05 PM
To: Michael Qualizza <q@urbandevfund.com>
Subject: Hey!

Q,

Been too long! Hope all is well. Any chance you're in STL sometime soon?

Wanted to see if there's availability at the Roosevelt for 4 nights after New Years. Want to head down with my kids jan 2-6 and need two rooms, one King for me and Rach, one for my kids and my daughters boyfriend (a double—they can share!). I can stay elsewhere, but thought I'd ask.

Miss you, brother. Hope you and yours are well. Will you be in Colorado in March by chance?

Z

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U.S. BANCORP made the following annotations

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cooperation.

Message

From: Michael Qualizza [q@urbandevfund.com]
Sent: 11/29/2018 5:51:23 PM
To: Boyers, Zachary M [zachary.boyers@usbank.com]
Subject: [EXTERNAL] RE: RE: RE: Room Request - Jan 2-6

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Ur not.....no worries. I got you.

From: Boyers, Zack M <zachary.boyers@usbank.com>
Sent: Thursday, November 29, 2018 11:50 AM
To: Michael Qualizza <q@urbandevfund.com>
Subject: Re: RE: RE: Room Request - Jan 2-6

Sorry to bother you with this!!!!

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From: Michael Qualizza <q@urbandevfund.com>
Sent: Thursday, November 29, 2018 11:47 AM
To: Boyers, Zack M
Subject: [EXTERNAL] RE: RE: RE: Room Request - Jan 2-6

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Annoying...

From: Boyers, Zack M <zachary.boyers@usbank.com>
Sent: Thursday, November 29, 2018 11:47 AM
To: Michael Qualizza <q@urbandevfund.com>
Subject: Re: RE: RE: Room Request - Jan 2-6

Haven't heard about date changes 1/3-7... should I have ?

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From: Michael Qualizza <q@urbandevfund.com>
Sent: Thursday, November 29, 2018 11:40 AM
To: Boyers, Zack M
Subject: [EXTERNAL] RE: RE: Room Request - Jan 2-6

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They take care of you?

Q

From: Boyers, Zack M <zachary.boyers@usbank.com>
Sent: Wednesday, November 28, 2018 8:53 AM
To: Michael Qualizza <q@urbandevfund.com>
Subject: Re: RE: Room Request - Jan 2-6

Hey there, any word on this and the change of days to 1/3-7?

Thx

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From: Michael Qualizza <q@urbandevfund.com>
Sent: Wednesday, November 21, 2018 10:01 AM
To: Boyers, Zack M
Subject: [EXTERNAL] RE: Room Request - Jan 2-6

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On it

-----Original Message-----

From: Boyers, Zack M <zachary.boyers@usbank.com>
Sent: Wednesday, November 21, 2018 9:57 AM
To: Michael Qualizza <q@urbandevfund.com>
Subject: RE: Room Request - Jan 2-6

Yes! With one twist-- dates are now 1/3-1/7. (sorry!)

-----Original Message-----

From: Michael Qualizza [<mailto:q@urbandevfund.com>]
Sent: Wednesday, November 21, 2018 9:45 AM
To: Boyers, Zack M <zachary.boyers@usbank.com>
Subject: [EXTERNAL] FW: Room Request - Jan 2-6

EXTERNAL email. Use caution when opening attachments or links from unknown senders.

Work?

> On Nov 16, 2018, at 4:06 PM, Tod Chambers <Tod.Chambers@waldorfastoria.com> wrote:

>

> Neil,

>

> Will a 199 rate work for them with a upgrade to a nice suite?

>

> Thank you

>

> Tod

>

> -----Original Message-----

> From: Neil Freeman [<mailto:nfreeman@ariescapital.com>]

> Sent: Friday, November 16, 2018 9:44 AM

> To: Tod Chambers <Tod.Chambers@waldorfastoria.com>

> Cc: Greg Lombardi <Greg.Lombardi@waldorfastoria.com>

> Subject: Room Request - Jan 2-6

>

> Hi Tod and Greg. Thank you for all of your help.

>

> One of our important bankers, Zach Boyers of US Bank, who financed our Tax Credits at the Roosevelt, would like to come to New Orleans from Jan 2- 6. They need 2 rooms, a king room for Mr. Boyers and his wife Rachel and a room with 2 beds for his kids. What rate can you offer? Can you upgrade Mr .Boyers room?

>

> Thanks, Neil Freeman

>

> Sent from my iPad

>

> _____

>

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From: Boyers, Zack M <zachary.boyers@usbank.com>
Sent: Sunday, January 13, 2019 4:20 PM CST
To: Michael Qualizza <q@urbandevfund.com>
Subject: Re: FW: Roosevelt Hotel Credit Card Authorization Form

Had a great time! Thanks again. Hope you and yours are well! Looks like the Last is coming along. ETA?

Z

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From: Boyers, Zack M <zachary.boyers@usbank.com>
Sent: Friday, November 30, 2018 9:25 AM
To: Michael Qualizza
Subject: Re: [EXTERNAL] FW: Roosevelt Hotel Credit Card Authorization Form

THANK YOU!!!!

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From: Michael Qualizza <q@urbandevfund.com>
Sent: Friday, November 30, 2018 9:12 AM
To: Boyers, Zack M
Subject: [EXTERNAL] FW: Roosevelt Hotel Credit Card Authorization Form

EXTERNAL email. Use caution when opening attachments or links from unknown senders.

Getting you the reservations, hes on vacation.

From: Christopher Galvin <Christopher.Galvin@waldorfastoria.com>
Sent: Wednesday, November 28, 2018 4:27 PM
To: Michael Qualizza <q@urbandevfund.com>
Subject: RE: Roosevelt Hotel Credit Card Authorization Form

Good Afternoon Mr. Qualizza,

Sorry for the delayed response. I have made two reservations for Mr. Boyer for 1/3 – 1/7/19 per your request.

Christopher Galvin
Revenue Analyst
The Roosevelt New Orleans, A Waldorf Astoria Hotel



130 Roosevelt Way | New Orleans, LA 70112
P: (504) 335-3134 | F: (504) 569-1938
christopher.galvin@waldorfastoria.com



2018 CNN, Top 20 of America's Most Beautiful Hotels
2018 Gambit's Best of New Orleans, Best Hotel
2018 New Orleans CityBusiness Reader Rankings, Best Hotel
2018 Best Hotel Bar, The Sazerac Bar, USA Today 10Best
2017 Southern Living, The South's Top 10 Hotels
2017 Gambit's Best of New Orleans, Best Hotel
2017 New Orleans CityBusiness Reader Rankings, Best Hotel



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